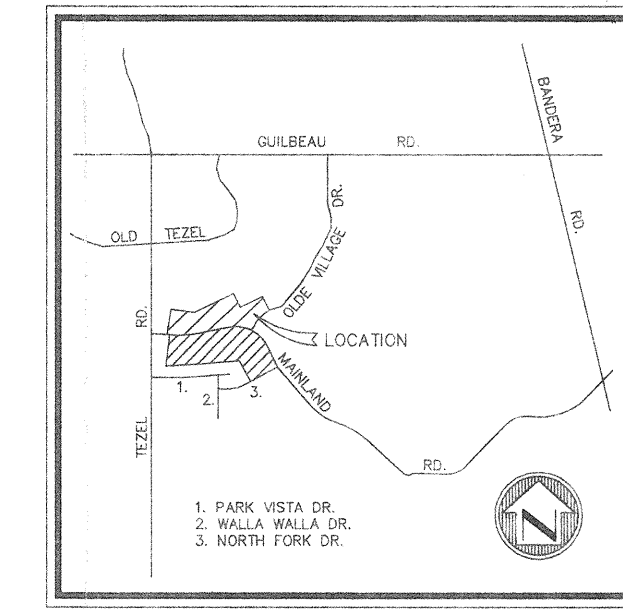
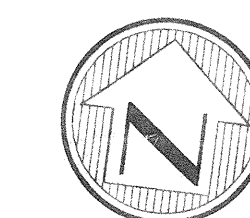
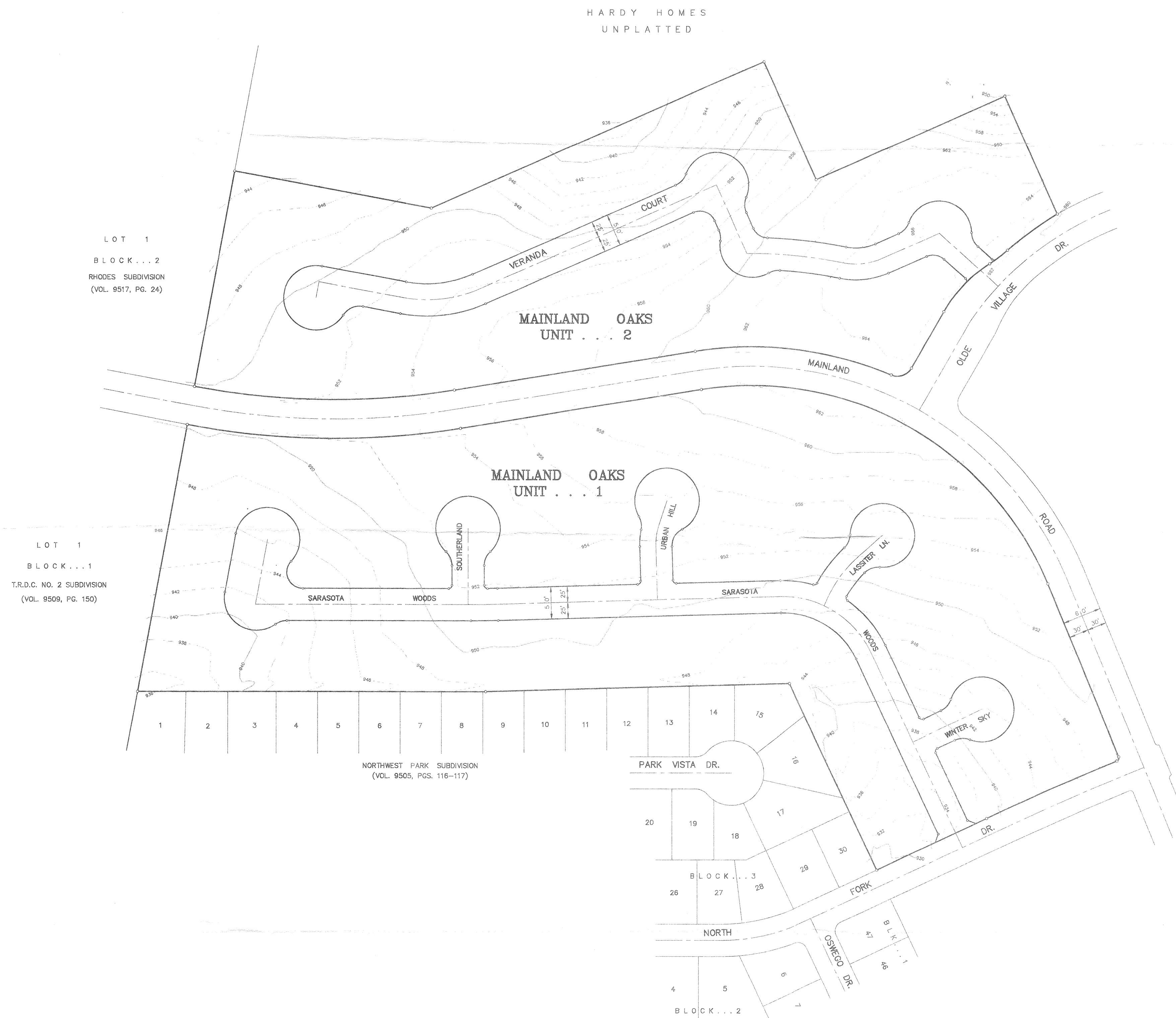


RECEIVED  
94 JAN -7 PM 4:08  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



LOCATION MAP



SCALE: 1" = 100'

DEVELOPER: GORDON V. HARTMAN ENTERPRISES, INC.  
8100 BROADWAY SUITE 200  
SAN ANTONIO, TEXAS 78209

MAINLAND OAKS SUBDIVISION : SINGLE FAMILY RESIDENTIAL, ± 24.7 ACRES

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE

Date: January 26, 1994

File # 396

Signed: *[Signature]*



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1037 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 45617.01

FILE: -

DATE: 01/07/94

DESIGN: -

DRAWN: L.R.

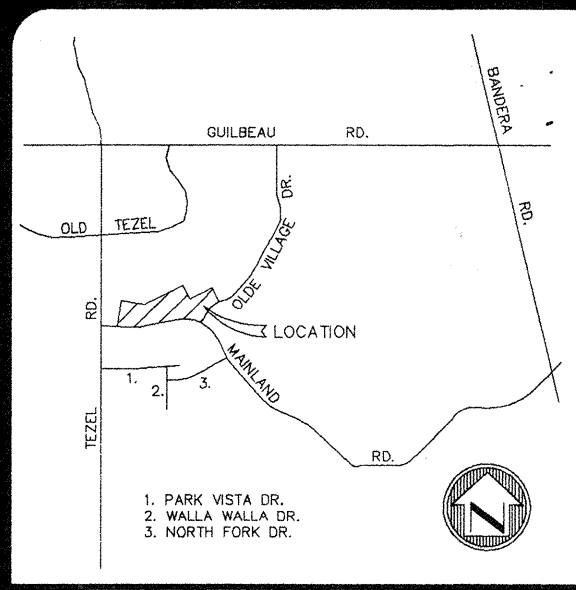
CHECKED: S.H.

SHEET 1 OF 1

PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN

for

MAINLAND OAKS SUBDIVISION



LOCATION MAP

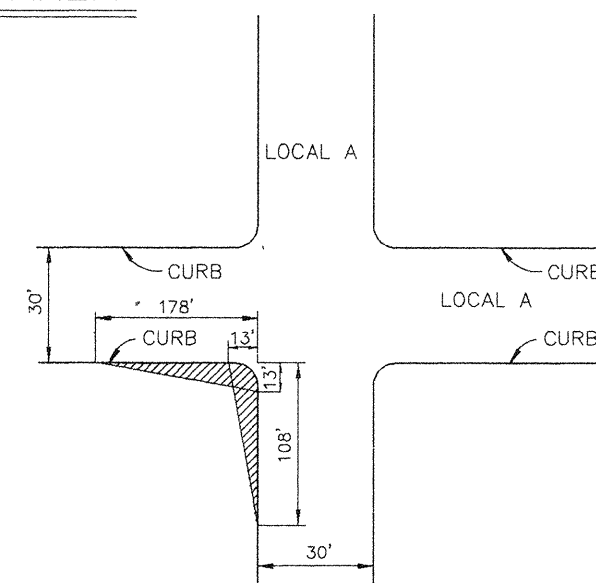
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D

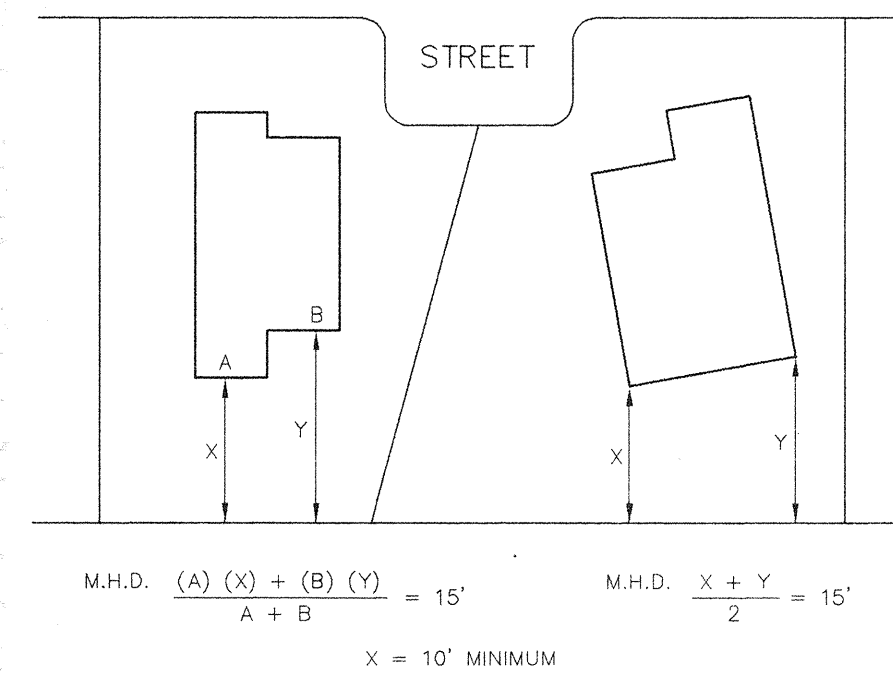
$L = 13 \text{ (ISD)} / (13 + [W/2 + K_A]) - 4 = 108 \text{ FT.}$

$R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$

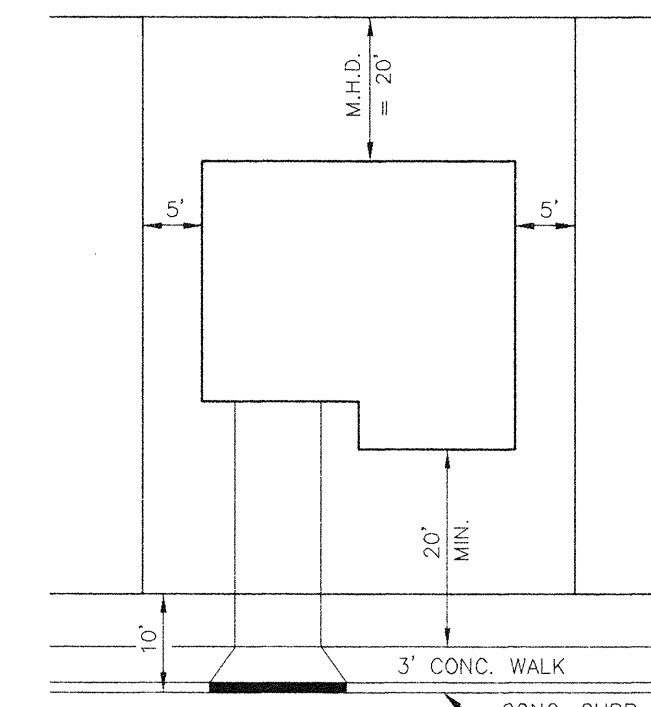
ISD = 300 FT. W = 30 FT.  $K_A = 7$   $K_D = 2$



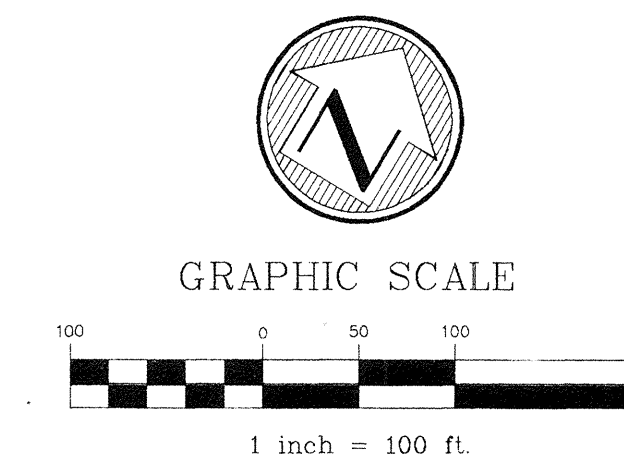
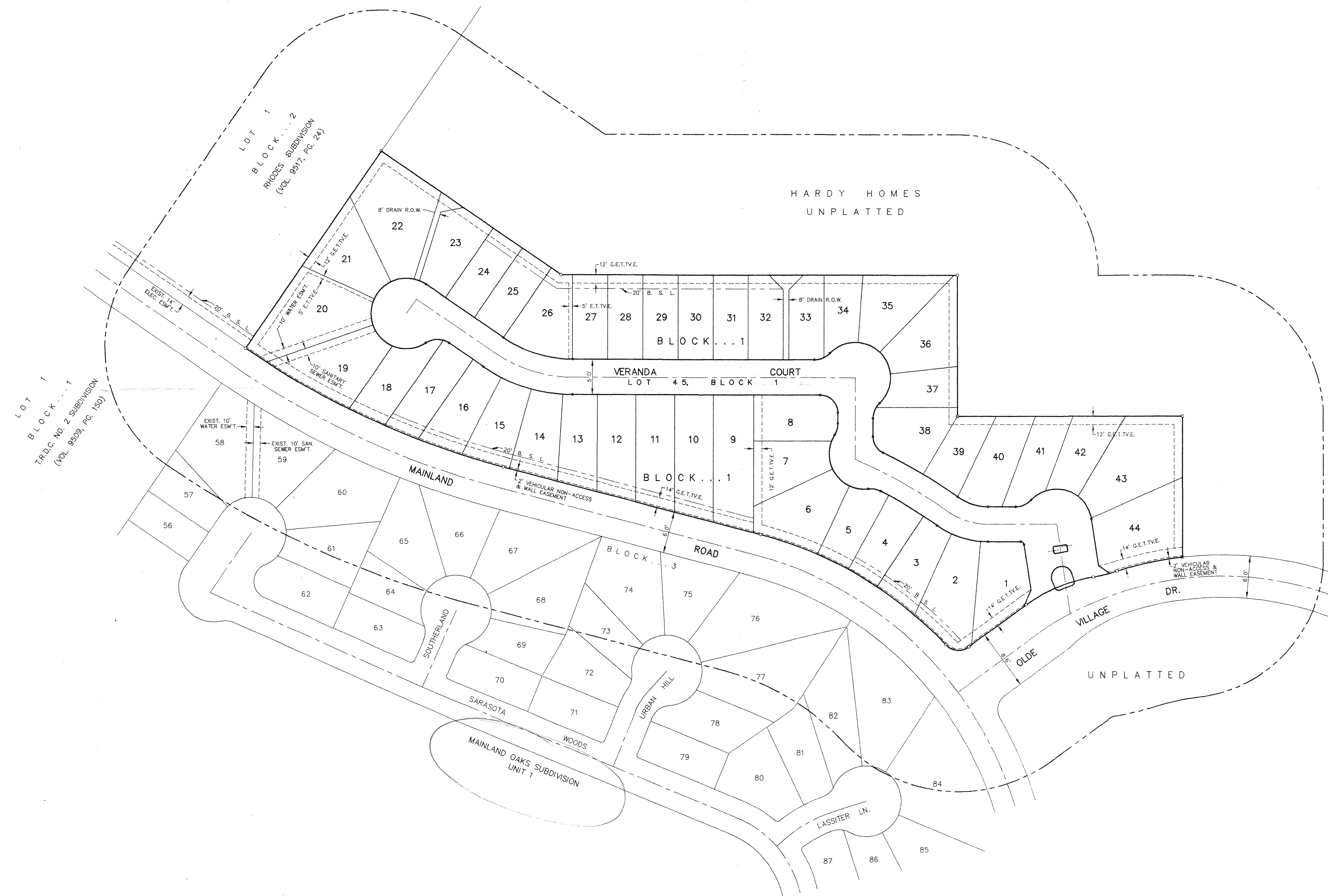
REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



MEAN HORIZONTAL DISTANCE



TYPICAL LOT



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT = (P - I) R - 1

MAXIMUM DENSITY ALLOWED = 8 UNITS PER ACRE

PROPOSED DENSITY = 4.5 UNITS PER ACRE

MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%

PROPOSED PERCENTAGE OF OPEN SPACE = 57%

TOTAL SPACE = 9.684 ACRES

OCCUPIED SPACE

1.131 ACRES STREET PAVEMENT/ISLANDS & CONC. DRAINS

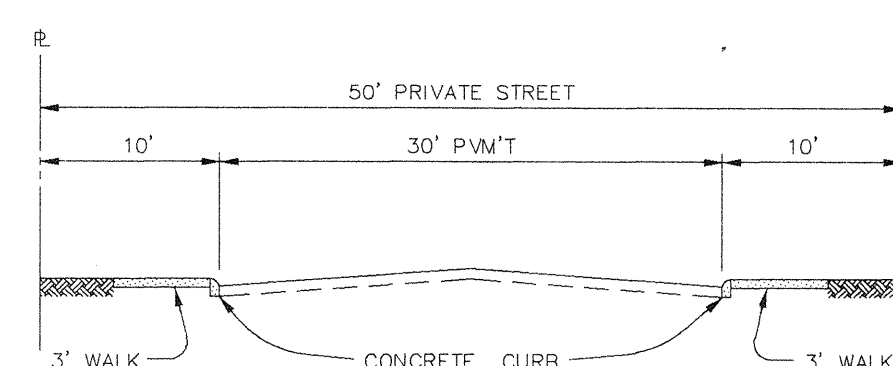
0.515 ACRES DRIVEWAYS (17' X 30')

2.475 ACRES HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2450 SF)

4.121 ACRES TOTAL

NET OPEN SPACE = 5.563 ACRES

OPEN SPACE RATIO = 0.57



TYPICAL STREET SECTION

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 45, BLOCK 1).

- 44 RESIDENTIAL UNITS
- TOTAL ACREAGE 9.684 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 45, BLOCK 1 IS A PRIVATE STREET.

DEVELOPER:

GORDON V. HARTMAN ENTERPRISES, INC.

8100 BROADWAY, SUITE 200

SAN ANTONIO, TEXAS 78209

PHONE: (210) 824-7804

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN

for

MAINLAND OAKS SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.

Engineers - Surveyors - Planners

1039 W. Hillside Blvd. - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 45617.02

FILE: \_\_\_\_\_

DATE: 02/26/96

DESIGN: \_\_\_\_\_

DRAWN: L.R.

CHECKED: SH

SHEET 1 OF 1





# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

January 26, 1994

Mr. Joe Nix  
W.F. Castella & Associates, Inc.  
1039 W. Hildebrand  
San Antonio, Texas, 78201

RE: Mainland Oaks Subdivision POADP #396

Mr. Nix:

The City Staff Development Review Committee has reviewed your Mainland Oaks Subdivision Preliminary Overall Area Development Plan #396. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, a non-access easement will be required along the rear and sides of lots adjacent to Mainland Road at the time of plat submittal.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer